REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **September 10, 2015** **TIME: 9:15 a.m.**

File Number: **B58/15**

Applicant: **Reidway Holdings Limited**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Elora) – Part Lot 23, NE side of Union St., Reg Plan 75

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 1.16m fr x 37.32m = 155 square metres in the TOWNSHIP OF CENTRE WELLINGTON (Elora) – Part Lot 23, NE side of Union St., Reg Plan 75, vacant land to be added to abutting residential lot – Pinestone Homes Ltd.; retained lands are 748 square metres.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington – staff opinion – in support of application; conforms to Official Plan; conditions to apply

County Planning - notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan - condition to merge

Conservation Authority (GRCA) – no objections

Others Terry Hooper (2 Millridge Estates SS4 Elora ON N0B 1S0) – concerns – physical characteristics of retained; large mature trees – removal or damaged; driveway access involves steep slope between roadway and sidewalk; original parcel one of smallest lots on street – split creates radical change in streetscape; **request notification of consideration and decision**

PROPOSED CONDITIONS of APPROVAL

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
2) THAT the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B58/15.
3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
7) THAT the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Twp when deed is Registered) which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

August 27, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B58/15

APPLICANT

Reidway Holdings Limited
183 Dufferin St.
Guelph ON N1H 4B3

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Elora)
Part Lot 23, NE Side of Union St.
Reg Plan 75

Proposed lot line adjustment is 1.16m fr x 37.32m = 155 square metres (Part 3 on sketch), vacant land to be added to abutting residential lot – Pinestone Homes Ltd.

Retained parcel is 748 square metres with 17m frontage (Part 2 on sketch), vacant land for proposed urban residential use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 10, 2015**

AT 9:15 a.m. for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Applicant – Reidway Holdings Ltd./Pinestone Homes Ltd. Agent – Nancy Shoemaker**
Other: Terry Hooper (2 Millridge Estates SS4 Elora ON N0B 1S0)

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JUL 14 2015

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B58/15

APPLICANT

Reidway Holdings Limited
183 Dufferin St.
Guelph ON N1H 4B3

LOCATION OF SUBJECT LANDS
405 GEDDES ST, ELORA (20 STUMPF ST)
CENTRE WELLINGTON (Elora)
Part Lot 23, NE Side of Union St.
Reg Plan 75

Proposed lot line adjustment is 1.16m fr x 37.32m = 155 square metres (Part 3 on sketch), vacant land to be added to abutting residential lot – Pinestone Homes Ltd.

Retained parcel is 748 square metres with 17m frontage (Part 2 on sketch), vacant land for proposed urban residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.022.14400

Does this description reasonably describe the parcel holdings? YES(✓) NO( )

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES(✓) NO( )

What Section(s) does it conform to or contravene? (Please specify)
Section C.5.5 - Residential Intensification and Section E.9.3 - Consent Policies

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [ ] NO [✓]

(Please Specify) R1A requirements - lot frontage (Geddes St.) - see application B57/15

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [ ] NO [✓]

(Please Specify) R1A requirements - lot frontage (Geddes St.) - see application B57/15

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A( ) or **Minor Variance** YES(✓) NO( ) N/A( )

Is proposal on an opened maintained year-round public road YES(✓) NO( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify Geddes St. / Stumpf St.

Is the Proposed Lot(s) serviced now by Municipal Water YES(✓) NO( )

Is the Retained Lot serviced now by Municipal Water YES(✓) NO( )

Is the Proposed Lot(s) serviced now by Municipal Sewers YES(✓) NO( )

Is the Retained Lot serviced now by Municipal Sewers YES(✓) NO( )

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SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO( )

Approximate Time of Servicing Availability: N/A

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

N/A

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B 58/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [ ]NO [ ]

N/A

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

N/A

Is the Municipality in support of this application? **YES**(✓) **NO**( ) Planning staff opinion only

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Please see attached sheet of conditions

Does the Municipality request a Notice of the Decision? YES(✓) NO( )

SIGNATURE _____

TITLE: Planner

ADDRESS: 1 MacDonald Square, Elora ON N0B1S0

DATE: Aug. 29/15

FILE NO: B 58/15 – Reidway Holdings Limited
405 Geddes St, Elora

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☑ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☑ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☑ Zoning Compliance (for Pt 1)
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☑ Copy of deposited Reference Plan
- ☑ Undertaking to advise Township when deed is Registered
- ☐ Tax Assessment Roll Setup Fee

Additional Notes:

LDC-conditions

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

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JUL 27 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B58/15 (also see B57/15)
Location	Part Lot 23, NE Side of Union Street TOWNSHIP OF CENTRE WELLINGTON (Elora)
Applicant/Owner	Reidway Holdings Limited

PLANNING OPINION: This proposed lot line adjustment would sever a 155 sq. m (1,669 sq. ft.) parcel and add it to an urban residential lot to the north in Elora/Salem. A vacant 748 sq. m (8,052 sq. ft.) lot would be retained for urban residential use.

This application is consistent with Provincial Policy and would generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval:

a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated URBAN CENTRE (Elora/Salem).

Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.

According to Schedule B1 the property is within a Well Head Protection Area.

The matters under Section 10.1.3 were also considered.

LOCAL OFFICIAL PLAN: The subject property is designated RESIDENTIAL within the Elora-Salem urban centre.

LOCAL ZONING BY-LAW: The subject property is zoned Residential R1A.

SITE VISIT INFORMATION: The subject property was visited and photographed on July 24, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
July 27, 2015

B57/15 & B58/15

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: 519-822-4031
FAX: 519-822-1220

June 25, 2015

Project: 15-9982

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

Re: Proposed Consents (creation of new lot and lot line adjustment)
405 Geddes Street and 20 Stumpf Street
Part of Lot 23, Northeast side of Union Street, Registered Plan 75
Township of Centre Wellington (Salem)

Please find enclosed two completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of $2,000.00 payable to the County of Wellington to cover the County's application fee. I have not included a cheque for the GRCA as this is a re-subdivision of previous consents (B32/09 to B34/09) wherein the Conservation indicated no objections to the proposed severances. Attached is a copy of their previous comments. Also enclosed is a list of adjacent land owners, including mailing addresses, which has been prepared by the Township of Centre Wellington. Finally I have attached 8 copies of the severance sketch, plus a reduction to 11 x 17 of same.

Reidway Holdings Limited is the current owner of the subject lands. This parcel was acquired March 31, 2015. I have attached a copy of the deed (WC30397).

The purpose of the consent is to sever and convey the existing house identified as 405 Geddes Street and retain a 748 square metre parcel of land with frontage on Geddes Street. Sight distances for this new lot have been reviewed with the County's Engineering Department and I have attached a copy of their email approving the sight line for access to this lot.

In addition, there is an application for a lot line adjustment which would add 4.16 metres from the northwesterly limit of the subject property to the adjacent parcel owned by Pinestone Homes Limited. Pinestone Homes Limited acquired their parcel on January 15, 2015 and a copy of their deed is attached (WC424660).

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

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JUN 26 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attachments

Copy: Reidway Holdings Limited
Pinestone Homes Ltd.

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
DAVE SHIBLEY, O.S.T. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010) A. B. DONALDSON, O.L.S., O.L.I.P. Consultant